

CEDAM
COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION OF MICHIGAN

UNITING PARTNERS TO REBUILD OUR COMMUNITIES
**10 Years of Uniting Partners
to Rebuild Our Communities!**

Michigan House Committee on Urban Policy
Tuesday, February 17, 2009
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What is CEDAM?

The Community Economic Development Association of Michigan (CEDAM) promotes rebuilding neighborhoods and revitalizing communities throughout Michigan.

What does that really mean?

CEDAM is a membership/trade association representing Michigan's Community Development Corporations (CDCs), community action agencies, and others working to better our neighborhoods

CEDAM has nearly 400 members:
Nearly 200 CDCs and community-based organizations, and nearly 200 other supportive partners

What does CEDAM do?

- Provide *training and technical assistance* to build the capacity of our members to plan more effectively and to implement community-based development projects



What does CEDAM do?

- Create an opportunity for members to have a *unified voice in public policy* discussions that affect CDCs and the communities they serve
- Encourage and facilitate the *networking and sharing of valuable information*
- Explore and provide member benefits that *encourage growth and sustainability* of CDCs

Tell me more about CDCs

Traditional CDCs were formed by community residents beginning in the 1960s, as a response to changing conditions in the country's urban areas.

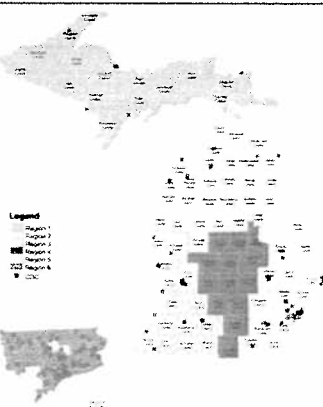
Today, community economic development (CED) also encompasses Community Action Agencies, Habitat for Humanity affiliates, social service organizations, etc.

Tell me more about CDCs

CDC programming typically involves:

- Affordable housing production and rehab
 - Commercial development
- Business development & job training
- Neighborhood planning & beautification
- Supportive services for specific populations
 - Financial literacy & asset building
 - Community Organizing

Members are
located in
communities
around the
entire state



Green Building in Detroit

• "Green" is to be:

- Environmentally-Friendly and Energy-Efficient
- Sustainable for generations to follow
- Aware of how we can positively contribute to the greater whole

Bagley Housing Association in Detroit -
WARM Training Center

- Developed 23 homes receiving the highest rating on Energy Star scale and fulfilled all Green Communities criteria
- "Green Education" classes to orientate families with the maintenance needs and other ways to increase cost savings

Higher quality of life at a reduced cost...

Providing Fresh Food & Building Community in Detroit

- Food Deserts: lack of access to healthy, fresh foods

Northwest Detroit Farmers' Market -
Grandmont Rosedale Development Corporation

- Began in 2006 with about 150 shoppers a week
- By 2007: average more than 300 shoppers a week--80% residents of Northwest Detroit
- Run by part-time staff member and volunteers

Supporting local farmers, supporting the local economy,
increasing access to healthy, fresh foods

Programs that Help the Entire Community in the Thumb

- Serving the needs of the community

Human Development Commission (HDC)

- Providing innovative child care and other services
- Responding to hunger
- Creating jobs and income
- Engaging volunteers
- Helping families and seniors access financial, transit, and health resources

"Empowering individuals and communities...to achieve their goals of self-sufficiency and an improved quality of life"

Returning Vacant Land to Productive Use

- Increased vacant properties in every community, more blight

Genesee Institute - Genesee County Land Bank

- Technical assistance to jurisdictions interested in establishing land banking programs and/or reform of property tax collection and foreclosure processes

- Progress since 2003:

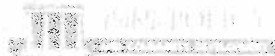
- 1,700 foreclosure prevention cases
- 763 demolitions
- 893 properties in "Clean and Green" program
- 28 single family rehabs
- 45 infill single family homes
- \$4.2 million mixed-use redevelopment of 30,000 square feet
- 700 tons of debris removed since summer 2004

CED Strategies

- Invest in and develop vibrant communities
- Improve the quality of life for every person in the community
 - Build quality affordable housing
 - Provide essential social services
- Support and develop commercial corridors
- Help families and individuals achieve lasting and sustainable financial security

Policy & Advocacy

- Housing & Community Development Fund
- Sustainable Communities
- Economic Development
- Homeownership
- Rental Housing
- Homelessness
- Asset Building
- Rural Communities



Housing & Community Development Fund

- Background:
 - Established in 2004 without funding
 - FY08 was first year of funding appropriation
- Living in Michigan Coalition
 - Message: Fund the fund, and jobs, taxes, and more vibrant communities will follow
- Results:
 - 18 organizations received funding for various projects
 - Leveraged \$1 MHCDF to \$11 private/public



Sustainable Communities

- Restore & Renovate Existing Housing Stock
- Energy Efficiency & Green Building
 - Incentives and rewards for affordable housing groups to build/rehab green
- Lead Abatement & Historic Preservation
 - Lead abatement as a requirement
 - Historic preservation is a tool for neighborhood-based assets
- Reduced Racial Segregation
 - Mixed-income housing
- Permanent affordable housing

Homeownership

- Foreclosure
 - Protecting a families most significant asset
 - Connection to predatory lending
- Homeownership counseling and resources
- Financial resources for home repair and improvement

Rental Housing

- Development & Preservation of an Adequate Stock of Affordable Rental Units
- Prevent Homelessness & Connection to Foreclosure
 - Permanent supportive housing for low- and moderate-income residents

Neighborhood Stabilization Fund (NSF)

- Created in July 2008 through the Housing and Economic Recovery Act (HERA)
- Michigan: \$263.5 million for state and local governments to acquire and redevelop foreclosed properties
- American Recovery & Reinvestment Act: \$2 billion to be used in a competitive grant process for nonprofits and local governments, which can include shared equity loans and loan loss reserve
- CEDAM will help members to leverage these resources and ensure local capacity is increased to administer program effectively

For More Information

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